

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3179

AN ORDINANCE reclassifying a .9 acre of property (Site 9) located south of N.E. 8th Street west of 123rd Avenue N.E. in the Wilburton/N.E. 8th Street Subarea of the City of Bellevue, with conditions.

WHEREAS, an application for reclassification of the property hereinafter described was duly filed with the appropriate City officials; and

WHEREAS, on June 10, 1982, a public hearing was held thereon before the Hearing Examiner upon proper notice to all interested persons; and

WHEREAS, on August 20, 1982, the Hearing Examiner recommended to the City Council approval with conditions of said reclassification of said property located south of N.E. 8th Street west of 123rd Avenue N.E. in the Wilburton/N.E. 8th Street Subarea from R-3.5 to R-10; and made and entered findings of fact and conclusions based thereon in support of his recommendation; and

WHEREAS, the City Council concurs in the findings of fact and conclusions of the Hearing Examiner and has determined that the public use and interest will be served by reclassifying said property; and

WHEREAS, the City has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Ordinance; now, therefore

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The City Council adopts the findings of fact and conclusions based thereon made and entered by the Hearing Examiner in support of his recommendation to the Council in this matter as set forth in "Findings and Recommendation of the Hearing Examiner for the City of Bellevue, In the Matter of the Application of City of Bellevue for Reclassifications Implementing the Wilburton/N.E. 8th Street Subarea Element of Bellevue's Comprehensive Plan, File No. HE-A 81-19."

Section 2. The use classification of the following described property is changed from R-3.5 to R-10, with conditions:

Lot 7 and the North 125 feet of Lot 4, all in Block 2, Cottonwood Hill, as per plat thereof recorded in Volume 53 of Plats, Page 43, in the Records of King County, Washington.

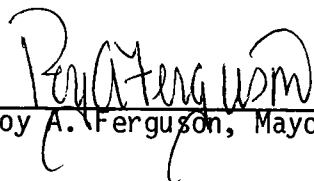
This reclassification is subject to the following conditions:

1. Development of the site shall be subject to Administrative Design Review by the Planning Department. Review shall include, but not be limited to, landscaping, building design, access and circulation. That review shall insure that vegetative buffering and setbacks attain, as nearly as practical given the size of the subject property, an appearance and aesthetic effect comparable to the vegetative buffering and setback on Site 10 to the immediate south.
2. Direct access to N.E. 8th Street shall not be permitted.
3. Prior to issuance of the building permit, an access and street improvement plan for N.E. 8th Street and for 123rd Avenue N.E. shall be approved by the Department of Planning and Public Works.

Section 3. This ordinance shall be published by posting it in the three official posting places of the City, and shall take effect and be in force five days after the date of posting.

PASSED by the City Council this 8th day of November 1982,
and signed in authentication of its passage this 8th day
of November, 1982.

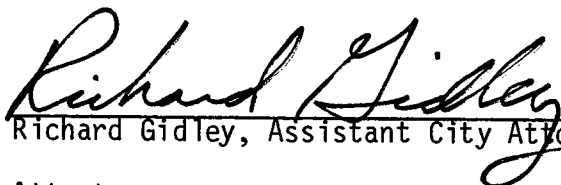
(SEAL)



Roy A. Ferguson, Mayor

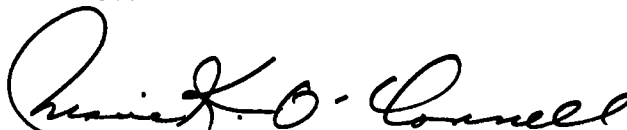
Approved as to form:

Linda M. Youngs, City Attorney



Richard Gidley, Assistant City Attorney

Attest:



Marie K. O'Connell, City Clerk

Published November 13, 1982